

PROPERTY MANAGEMENT COMPANY Tenant Watch Subscription Form

Instructions:

Print out this form (all 3 pages) from your computer and fill in the information requested and sign where indicated. If you wish to pay by credit card please fill in that portion also. You will need to circle the appropriate row to cover the amount of prorated subscription cost. PLEASE NOTE non-members will pay a much higher rate.

Property Management firms can add additional (simultaneous) users at the rates shown below. A minimum of two (2) users is included within the base rate.

Company Name: _____

Address _____ **City/State/Zip** _____

Phone _____ **FAX** _____

User Name _____ **E-mail address** _____

User Name _____ **E-mail address** _____

**PROPERTY MANAGEMENT RATES for ALOC MEMBERS
with simultaneous access for two users.**

Tenant Watch Subscription Rates

| | | | | | |
|----------------|-------------|-----------------|------------------|-------------|-----------------|
| June | 2009 | \$ 70.00 | July | 2009 | \$ 60.00 |
| August | 2009 | \$ 50.00 | September | 2009 | \$ 40.00 |
| October | 2009 | \$ 30.00 | November | 2009 | \$ 20.00 |

Join in December and pay for 13 months which covers service through December 31, 2010

December 2009 \$ 130.00

ADDITIONAL USERS @ 120.00 per year or prorated as above

User Name _____ **E-mail address** _____

User Name _____ **E-mail address** _____

User Name _____ **E-mail address** _____

User Name _____ **E-mail address** _____

NOTE: Tenant Watch access is for your employee/agent use only. Supplying access to your clients will result in immediate termination of your subscription and forfeiture of any fees paid.

Subscription Form

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PAYMENT Methods:

Check or Money Order made Payable to TWR COMMUNICATIONS in the amount of \$ _____ attached.

Credit Card:

VISA Mastercard Discover (Please circle one)

Card # _____ Sec Code _____ (3 digit code on rear of card)

Expiration Date _____

Exact Name as shown on Card if different from application:

Billing address on your Credit Card Account if different from application:

Authorized Signature _____ Date _____

Authorization to charge the above credit card at each renewal time (annually in December)

Yes I authorize the yearly charge _____ Date _____

PLEASE NOTE THAT ALL CHARGES WILL SHOW UP ON YOUR CREDIT CARD AS EITHER TWR COMMUNICATIONS OR TWO-WAY RADIO SERVICE, INC. If for any reason the charge is disputed and/or charged back to our account because of confusion with the name such chargeback's will be billed to the Subscriber.

MAIL ALL THREE (3) PAGES TO:

**TWR COMMUNICATIONS
PO BOX 299
CUMBERLAND, MD 21502
ATTN: TENANT WATCH STAFF**

OR HAND DELIVER TO 549 NORTH CENTRE STREET

The Tenant Watch Archives (referred to as Tenant Watch) are made available to subscribers based on the following terms and conditions:

1. Service is supplied solely to the subscriber Management Company for multiple access at any given time as indicated on page one (1.) of this agreement.
2. Access is via login with Account Number and Password provided by the Tenant Watch Staff. Subscribers sharing their login information with other persons or clients whether related or not related will be subject to immediate suspension and forfeiture of any fees paid through the end of the calendar year involved. This will be at the sole discretion of the Tenant Watch staff based on traceable information.
3. While the information contained herein is not privileged or private information we believe that it should not be disseminated to the general public or reproduced in any manner. It is to be used solely as another means to check the references of prospective Tenants associated with residential rental units.
4. Each Subscriber is paying for access to the Tenant Watch Archives and any attempts to reproduce, copy or disseminate this information to others for any reason, with or without compensation, will result in the immediate suspension and forfeiture of any fees paid through the end of the calendar year involved.
5. The information provided is based on information as supplied by the District Court System of Maryland for cases in Allegany County ONLY and Tenant Watch is NOT responsible for the content of this information or its accuracy. The Tenant Watch Staff will take every measure possible to insure the information is accurately fed into the system but the old adage “garbage in – garbage out” applies.
6. The subscriber acknowledges that the presence or absence of a prospective Tenant from the Tenant Watch Archives may not indicate that the Tenant may be a good or bad risk. The Tenant Watch Archives are to be considered one part of the process in verifying the credentials and creditworthiness of the prospective Tenant.
7. The subscriber agrees that it is difficult if not impossible to deliver a quality service, such as the Tenant Watch Archives, if payment for services is not received in a timely manner. With this in mind the parties understand and agree that all fees for this service are due and payable in December of each Calendar year after initial sign up and account suspension will occur the following January no sooner than the 10th of the month. It is the Subscribers responsibility to see that payment is forwarded on time.
8. All notices to the Subscriber will be handled via e-mail and all inquires to the Tenant Watch Staff should also be handled the same way. Subscribers can also reach us by calling 301-777-2692 ext 115 and ask for the Tenant Watch Staff during regular business hours or in person at TWR Communications 549 N. Centre Street Cumberland, MD 21502.
9. ALOC members will have their annual Tenant Watch bill mailed to them each December along with their annual dues Invoices. Non-members will have their bills mailed directly with an invitation to join ALOC. There will be no mailing of late notices or other correspondence other than the original renewal invoice each December.
10. The Subscriber agrees and understands that Tenant Watch assumes no responsibility for the information residing in the database. The Subscribers owns and operates his/her own rental business and as such possesses the knowledge and ability to manage their own business using the information contained in the Tenant Watch Archives to make their own decisions about what Tenants to accept or reject.

AGREED TO BY SUBSCRIBER: _____ Date _____

By / for Tenant Watch _____ Date _____